

PLAN COMMISSION MEETING
APRIL 5, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Mike Montello, Ron Volkert, David Wilford, David Tyvoll and Sarah Skinner (ex-officio)

Members Absent: MaryKay Rice

Others Present: Beth Thompson, Dan Licht, Tanya Batchelor and Joel Enders

Fred Horne called the meeting to order and roll call was taken.

Mike Montello moved to adopt the agenda as presented, seconded by David Tyvoll and carried.

Mike Kastens moved to approve the minutes of the previous meeting on March 6, 2018, seconded by David Tyvoll and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following:

- a. Amend Chapter 109, Article 3 Shoreland Wetland Zoning of the City Code.

Dan Licht explained we received comments back from the DNR regarding the Shoreland Wetland ordinance amendment from 2015. They recommended the following minor changes:

- 1) Add additional statutory authorization references
- 2) Add a severability clause
- 3) Remove a provision related to non-conforming structures that have been repealed from Statute
- 4) Add a section reference to the criteria for conditional use permit applications

Fred Horne declared the Public Hearing closed. Staff recommended approval of the amendments as outlined by the Wisconsin DNR.

Mike Kastens moved to approve the changes listed above for Chapter 109, Article 3 Shoreland Wetland Zoning, seconded by David Tyvoll and carried.

Certified Survey Map from Creative Homes

Dan Licht explained the CSM area was platted as an outlot, but was shown on the preliminary plat as three lots. The lots comply with the comprehensive plan and City ordinances. The Development Review Committee recommended approval of the Certified Survey Map of Outlot 7, Rich River Trails subject to the following conditions:

1. Lots 63-65 shall be subject to the minimum lot width and setback requirements as set forth by the Rich River Trails PUD Development Stage Plan.
2. The developer shall plant shade trees along the south side of Rich River Way at 40 feet on center from 140th Street to Outlot B; shrubs as required by Table 15 of the Zoning Ordinance shall also be planted within the front yard of each lot as part of each house construction.
3. Park dedication requirements shall be satisfied as a cash fee in lieu of land, paid as an impact fee at the time the building permit is issued.
4. All utility issues are subject to review and approval of the Public Works Director.

5. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

Mike Montello moved to approve the CSM with the conditions listed, seconded by Fred Horne and carried.

Beth Thompson gave an overview of the Public Participation Plan for the Comprehensive Plan. The draft Comprehensive Plan will be sent out to the Plan Commission by email and the maps will be mailed out. The Public Hearing for the Comprehensive Plan will be on May 15, 2018. The Comp Plan has been presented to 10 groups of people. There are maps in the back of the City Council room and Beth is asking for the public to stop in and make comments on them during the month of April.

Mike Kastens moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:15 p.m.

Tanya Batchelor
City Clerk